

EXHIBIT

A

Fill in this information to identify the case:

Debtor name Down Town Association
 United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK
 Case number (if known): _____

Check if this is an
amended filing

Official Form 204**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Alberto Rosado 549 Academy St Apt 22 New York, NY 10034		Severance Wages	Unliquidated Disputed			\$10,183.82
Angel Matias 2190 2nd Ave Apt 12b New York, NY 10029		Severance Wages	Unliquidated Disputed			\$27,721.35
Brian Matthews 306 W 51st Street Apt 5b New York, NY 10019		Severance Wages	Unliquidated Disputed			\$14,850.33
Charles Mohan 200 W 70th St Apt 2r New York, NY 10023		Severance Wages	Unliquidated Disputed			\$34,545.50
Club Employees Pension Plan Employee Benefit Funds 305 West 44th Street New York, NY 10036		Pension Withdrawal Claim	Contingent Unliquidated Disputed			\$53,659.40
Con Edison Attn: Law Department 4 Irving Place RM 1875 New York, NY 10003		Electric	Disputed			\$70,807.58
Con Edison Attn: Law Department 4 Irving Place RM 1875 New York, NY 10003		Steam	Disputed			\$52,665.43
Domingo Reyes 5312 106th St Corona, NY 11368		Severance Wages	Unliquidated Disputed			\$12,411.43

Debtor Down Town Association
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
EBRA 70 Pine Owner LLC 777 Third Avenue. 6th Fl New York, NY 10017		Alleged Unpaid Rent	Contingent Unliquidated Disputed Subject to Setoff			\$228,664.16
Emmanuel Collado 115 Vermilyea Ave Apt 1b New York, NY 10034		Severance Wages	Unliquidated Disputed			\$10,837.76
Francisco Rosado 3063 Godwin Terrace Apt 3a Bronx, NY 10463		Severance Wages	Unliquidated Disputed			\$16,589.67
Great Empire Realty, LLC 254 Canal Street Suite 2001 New York, NY 10013		Credit Line				\$4,110,297.00
Great Empire Realty, LLC 254 Canal Street Suite 2001 New York, NY 10013		Alleged unpaid rent				\$1,950,000.00
Jessica Rosado 549 Academy St Apt 22 New York, NY 10034		Severance Wages	Unliquidated Disputed			\$10,184.38
Julio Garcia 332 E 15th St Apt 6b New York, NY 10003		Severance Wages	Unliquidated Disputed			\$11,317.53
Kelsick Benn 6817 3rd Ave Apt 4I Brooklyn, NY 11220		Severance Wages	Unliquidated Disputed			\$13,513.46
Local 6 AFL-CIO 707 Eighth Avenue New York, NY 10036		Audit on Union Funds	Contingent Unliquidated Disputed			\$80,377.75
Mario De Leon 650 Booth Street Apt 6e Rego Park, NY 11374		Severance Wages	Unliquidated Disputed			\$13,646.36
Pascasio Veras 184 Lockwood Ave Yonkers, NY 10701		Severance Wages	Unliquidated Disputed			\$12,202.95
Wells Fargo Financial Leasing 800 Walnut Street Des Moines, IA 50309		(1) Ricoh MPC 8003 - Lease (2) Ricoh IMC 3000 - Lease	Disputed	\$134,005.09	\$0.00	\$134,005.09